

028.A

0003

0022.C

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

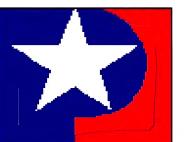
404,600 / 404,600

USE VALUE:

404,600 / 404,600

ASSESSED:

404,600 / 404,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	22
Owner 1: CORBETT CHRISTOPHER M		
Owner 2: HUANG WAN-YI		
Owner 3:		
Street 1: 179 SCITUATE ST		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: 215 MASS AVE CONDO LLC -
Owner 2: -
Street 1: 30 SLADE STREET
Twn/City: BELMONT
St/Prov: MA
Postal: 02478

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 705 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	404,600			404,600		316343
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

PREVIOUS ASSESSMENT								Parcel ID	028.A-0003-0022.C		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	393,300	0	.	.	393,300	393,300	Year End Roll	12/18/2019		
2019	102	FV	337,800	0	.	.	337,800	337,800	Year End Roll	1/3/2019		
2018	102	FV	301,000	0	.	.	301,000	301,000	Year End Roll	12/20/2017		
2017	102	FV	280,400	0	.	.	280,400	280,400	Year End Roll	1/3/2017		
2016	102	FV	261,800	0	.	.	261,800	261,800	Year End	1/4/2016		

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
215 MASS AVE CO	65303-153		5/1/2015		305,000	No	No		
HARMAN ALICE M,	63536-34		4/28/2014	Convenience		No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/16/2018		Mail Update							10/16/2018	Mail Update	MM	Mary M					
11/30/2017		Measured							11/30/2017	Measured	DGM	D Mann					
1/22/2015		NEW CONDO							1/22/2015	NEW CONDO	PC	PHIL C					

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 7	- Condo Garden		Full Bath: 1	Rating: Very Good													
Sty Ht: 1	- 1 Story		A Bath:	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:													
Foundation: 1	- Concrete		A 3QBth:	Rating:													
Frame: 2	- Steel		1/2 Bath:	Rating:													
Prime Wall: 7	- Brick		A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct: 4	- Flat		OTHER FEATURES														
Roof Cover: 4	- Tar & Gravel		Kits: 1	Rating: Very Good													
Color: BRICK			A Kits:	Rating:													
View / Desir:			Frl:	Rating:													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: C	- Average		CONDOS INFORMATION														
Year Blt: 1966	Eff Yr Blt:		Location:														
Alt LUC:	Alt %:		Total Units:														
Jurisdct: G17	Fact: .		Floor: 3 - 3rd Floor														
Const Mod:			% Own: 2.330000000														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: 10			Phys Cond: GV - Good-VG	19. %		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 6	- Average		Functional:			Interior:	1	3	1								
Sec Int Wall:			Economic:			Additions:											
Partition: T	- Typical		Special:			Kitchen:											
Prim Floors: 3	- Hardwood		Override:			Baths:											
Sec Floors: 4	- Carpet		Total: 19.9 %			Plumbing:											
Bsmnt Flr: 3	- Hardwood		CALC SUMMARY			Electric:											
Subfloor:			Basic \$ / SQ: 320.00	COMPARABLE SALES			Heating:										
Bsmnt Gar:			Size Adj.: 1.35106385	Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3	- Typical		Const Adj.: 1.02479637														
Insulation: 2	- Typical		Adj \$ / SQ: 443.061														
Int vs Ext: S			Other Features: 36000														
Heat Fuel: 2	- Gas		Grade Factor: 1.00														
Heat Type: 3	- Forced H/W		NBHD Inf: 1.45000005														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO		Adj Total: 505119														
% Com Wall	% Sprinkled: 0		Depreciation: 100519	Juris. Factor: 1.00		Before Depr: 642.44											
			Depreciated Total: 404600	Special Features: 0		Val/Su Net: 573.90											
				Final Total: 404600		Val/Su SzAd: 573.90											
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS			PARCEL ID 028.A-0003-0022.C						IMAGE			AssessPro Patriot Properties, Inc					
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:							Total Special Features:				Total:					
																	